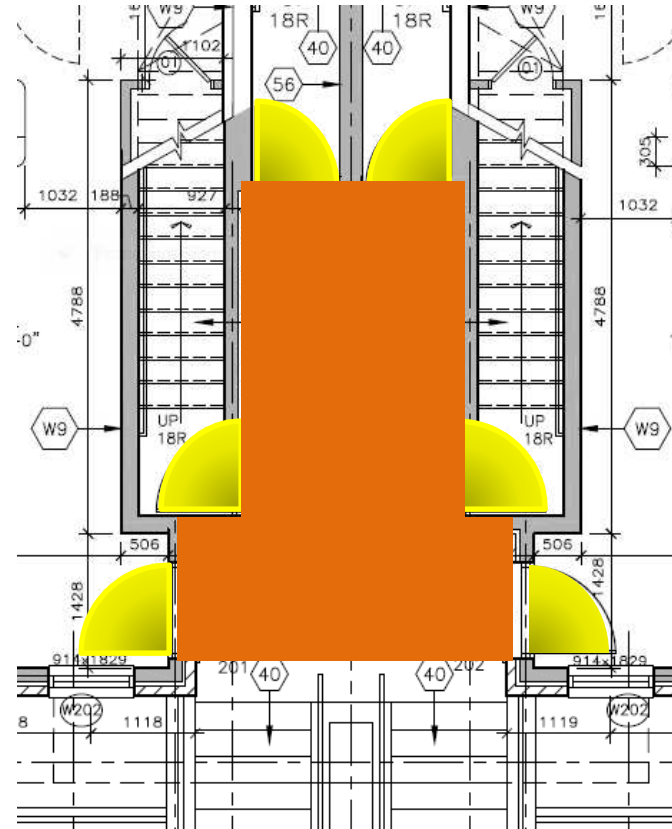
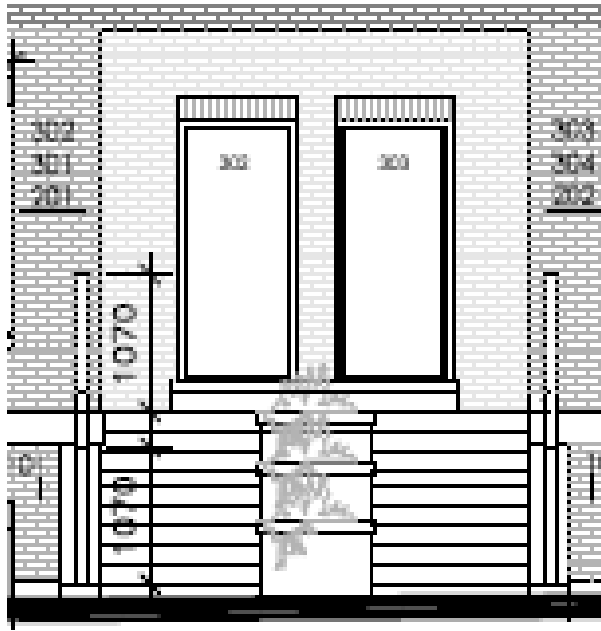

487 Queen Street, Newmarket Residential Rental Building

- 16 unit residential building considered “stacked townhouse” for Development Charges.
- 12 of 16 do not satisfy “stacked townhouse” definition.
- 12 do satisfy “apartment” definition in my opinion.
- 12 should not be placed in “multiple unit dwelling” if they satisfy “apartment” definition







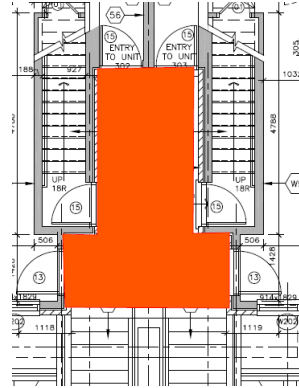
- 6 dwelling units
- stacked townhouses usually have 4 that exit directly outside
- These 6 are inside building.
- 6 are accessed via 5 metre “common” corridor(orange).

Definitions

- Stacked Townhouse- “...each dwelling unit having an entrance to grade shared with no more than 3 other units.”
-so shared entrance to grade no more than 4 suites.
- Apartment Building- “Residential building..which dwelling units have a common entrance to grade.”
- Multiple Unit Dwelling- “all other residential uses not included in definition(s).....”



Apartment Building



- Common entrance to grade?
 - Unit doors not to outside but rather inside common corridor
 - Entrance at top of stairs is common to 6 units
- Does an entrance need a door?
 - “Entrance” not a defined term.
 - Stacked Townhouse: “entrance shared with no more than 3 units”. Definition doesn’t contemplate a door.
 - Oxford definition: “opening such as a door, passage or gate that allows access to a place.”

Apartment Building Definition

Toronto Definition- “ ..where each unit is accessed through a common principle entrance from the street level and an interior enclosed corridor..”

Definition implies need to add “interior enclosed corridor” to “common principle entrance” to make it clear there needs to be a door.

Town Definition- only need a common entrance to grade, no requirement for interior enclosed corridor.

- Town removed requirement for “interior corridor” to align with York Region.



Conclusions

- 12 units are not stacked townhouses by definition
- Only have to be accessed via “common entrance to grade” to satisfy Apartment definition.
- An “entrance” doesn’t need a door in the Stacked Townhouse definition.
- An “entrance” doesn’t need a door according to Oxford Dictionary
- Should “common entrance” require a door and “shared entrance” not?
- 12 units should be classified apartments.



Ramifications

- Precedence- Unusual building as land falls away so entrances all at front. Usually 4 units accessed from front and back.
 - Similar infill coming but years away
- Cost- \$31,188

